

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/FLN/18
(for 1st Deferment)

- Applicant** : Keep York Limited represented by Llewelyn-Davies Hong Kong Limited
- Site** : Lots 247, 255 (Part), 257 (Part), 267, 406 (Part), 408 (Part), 409, 414 (Part), 415 (Part), 416 (Part), 418 (Part), 420 (Part), 424 (Part), 425 (Part), 426 (Part), 427 (Part), 434 (Part) and 435 (Part) in D.D. 51 and Adjoining Government Land, Fanling North, New Territories
- Site Area** : About 9,121.4 m² (including 1,277.6 m² of Government land)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Fanling North Outline Zoning Plan (OZP) No. S/FLN/2
- Zoning** : “Other Specified Uses” annotated “Commercial/Residential Development with Public Transport Interchange (2)” (“OU (CRDPTI)2”)
- Application** : Proposed Minor Relaxation of Maximum Plot Ratio and Building Height Restrictions for Permitted Commercial/Residential Development with Public Transport Interchange, and Proposed Shop and Services, Eating Place, School (not elsewhere specified) and Place of Entertainment

1. Background

On 23.4.2019, the applicant submitted the subject application to seek planning permission for minor relaxation of maximum plot ratio and building height restrictions for permitted commercial/residential development with public transport interchange, and proposed shop and services, eating place, school (not elsewhere specified) and place of entertainment at the application site (the Site) (**Plan A-1**). The application was scheduled for consideration by the Rural and New Town Planning Committee (the Committee) on 17.1.2020.

2. Request for Deferment

On 6.1.2020, the applicant wrote to the Secretary of the Town Planning Board (the Board) and requested the Board to defer making a decision on the application to allow two months' time for preparation of further information to review the planning justifications and address the comments/feedbacks from some Government departments (**Appendix I**).

3. Planning Department's Views

3.1 The Planning Department has no objection to the request for deferment as the justification for deferment meets the criteria for deferment as set out in the Town Planning Board Guidelines on Deferment of Decision on Representations, Comments, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33) in that the applicant needs more time to review the planning justifications and prepare further information in response to comments/feedbacks from the Government departments, the deferment period is not indefinite and the deferment would not affect the interests of other relevant parties.

3.2 Should the Committee agree to defer making a decision on the application, the application will be submitted to the Committee for consideration within two months upon receipt of further information from the applicant. If the further information submitted by the applicant is not substantial and can be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee's consideration. The applicant should be advised that the Committee has allowed two months for preparation of submission of further information as requested by the applicant, and no further deferment would be granted unless under very special circumstances.

4. Decision Sought

The Committee is invited to consider whether or not to accede to the applicant's request for deferment. If the request is not acceded to, the application will be submitted for the Committee's consideration at the next meeting.

5. Attachments

Appendix I	Letter dated 6.1.2020 from the applicant requesting for deferment
Plan A-1	Location Plan